



Edmonton Alberta

\$489,000

Discover this beautifully maintained character home in the amazing community of Allendale, thoughtfully updated while preserving its timeless charm. Situated on a quiet street on an RF3-zoned 50' x 130' lot--surrounded by high-quality new infill--this property offers outstanding future development potential. Build a front/back duplex, triplex, or add a garage or garden suite; the lot size and zoning open the door to multiple profitable paths. Until you're ready to develop, the home is exceptionally well kept and fully functional, making it ideal to live in or rent out for strong holding income. Inside, pristine original hardwood floors, an early-1900s antique mantle, and an upgraded bathroom with classic hexagon tile and Restoration Hardware fixtures add warmth and character. The fully finished basement extends the living space with a family room, bathroom, two bedrooms, and an office--perfect for versatility or additional rental options. (id:6769)

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|---------------------------|-----------------------------|
| Family room 3 m X 3 m | Dining room 3.4 m X 2.3 m |
| Bedroom 3 3 m X 3 m | Kitchen 2.7 m X 2.6 m |
| Bedroom 4 3.9 m X 3.6 m | Primary Bedroom 3.8 m X 3 m |
| Living room 4.7 m X 4.4 m | Bedroom 2 3.5 m X 3 m |

Listing Presented By:



Originally Listed by:
Exp Realty

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Phone: 780-406-4000
Fax:
executive@eliterealestate.ca